

# \$570,000 - 48 E Unit 1806 Ave, Austin

MLS® #5814235

**\$570,000**

1 Bedroom, 1.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Nativo, Austin, TX

Income-producing property, fully furnished and ready for short-term rentals. The condo is almost always occupied, we have a good property management company. Great income potential. This condominium residence is situated on 18th floor, boasting elegant hardwood flooring, a seamless glass shower, and expansive floor-to-ceiling windows that open onto a balcony with sweeping views of Austin. Nestled within the sought-after Rainey Street Historic District, it offers convenient access to an array of dining venues, vibrant bars, the serene Lady Bird Lake, and the scenic Ann and Roy Butler Hike & Bike Trail, all within walking distance. Additionally, it is just a few minutes away from downtown Austin. Included in the sale: one-car garage parking with 24-hour valet service, internet Wi-Fi, trash utilities, and high-end appliances such as a washer, dryer, refrigerator, TV, all furniture and silverware.

Furthermore, residents enjoy a wealth of five-star amenities, including a 33rd-floor rooftop swimming pool and clubhouse, 10th-floor fitness facilities (comprising a fitness center, Peloton bike studios, outdoor workout area, and yoga studio), co-working spaces, a lobby coffee bar, outdoor terrace and garden with a rooftop fireplace, 24-hour valet parking, bike storage, a dedicated dog run, and a pet washing station. With a walk score of 84 and a transit score of 60, this condominium offers both convenience and luxury living.



Built in 2022

**Essential Information**

MLS® #	5814235
Price	\$570,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	740
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active

**Water Feature/View**

View	City
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**Community Information**

Address	48 E Unit 1806 Ave
Area	DT
Subdivision	Natiivo
City	Austin
County	Travis
State	TX
Zip Code	78701

**Amenities**

Amenities	Concierge
Utilities	Cable Available, Electricity Available, Underground Utilities, High Speed Internet Available
Features	Barbecue, Concierge, Clubhouse, Community Mailbox, Courtyard, Conference/Meeting Room, Dog Park, Fitness Center, Internet Access, Pet Amenities, Pool, Trash Pickup Door to Door
Parking	Guest, Valet, Converted Garage, Covered
# of Garages	1

**Interior**

Interior	Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Dryer, Dishwasher, Disposal,

	Refrigerator, Washer, Built-In Electric Range, Cooktop
Heating	Central
# of Stories	1
Stories	One

## Exterior

Exterior Features	Balcony
Lot Description	None
Roof	Concrete
Construction	Glass, Concrete, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

## Additional Information

Date Listed	November 1st, 2024
Days on Website	347
Days on Market	313
HOA Fees	487
HOA Fees Freq.	Monthly

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